

ARTICLE 24

SEC. 21-24 REGULATIONS FOR THE OPEN SPACE OR “O” DISTRICT.

- 24.1 Purpose:** To provide a zoning district to preserve, protect, and enhance public and private lands for their resource production potential and environmentally sensitive animal and plant habitat; while providing access to publicly owned lands and reducing land use conflicts by limiting uses incompatible with the purposes of this district. The following regulations shall apply in all “O” districts. (Ord. No. 1974, 12/20/1990)
- 24.2 Applicability:** This district is intended to be applied to publicly owned land including lands of the U.S. Forest Service, U.S. Bureau of Land Management, the State of California and the County of Lake. In addition, this district may be applied upon the owner’s request to privately owned lands permanently dedicated to open space uses. Other lands that may be designated open space upon the owner’s request include: significant plant and animal habitats, forest lands, parks, recreation areas, hazardous areas, watersheds, lakes, and wetlands. These lands shall be managed under a multiple use concept and grading or structures that do not further resource conservation or public access are discouraged.
- 24.3 Performance standards:** All uses permitted in the “O” district shall be subject to the performance standards of [Article 41](#).
- 24.4 Uses permitted:**
- (a) Agricultural uses, including crop and tree farming; livestock grazing, and apiaries.
 - (b) Management of lands and forests for the primary use of commercial production and harvest of trees, including the removal of timber and uses integrally related to growing, harvesting and processing of on-site forest products including roads, log landings, and log storage areas.
 - (c) Public parks, passive recreation areas and game preserves. (Ord. No. 1897, 12/7/1989)
 - (d) Those uses permitted in the “O” district with a zoning permit in Table A, [Article 27](#).
- 24.5 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case:**
- (a) Uses permitted in Section 24.4 when not in compliance with the performance standards set forth in [Article 41](#).
 - (b) Agricultural and residential accessory uses and accessory structures.
 - (c) Christmas tree sales incidental to tree farms permitted in Section 24.4.
 - (d) Private recreation facilities of a passive nature such as picnic areas, equestrian trails, bicycle paths, walking or jogging trails which are permanently set aside as open space, in any private development.

- (e) Private fishing and hunting clubs on parcel(s) containing not less than one hundred (100) acres. **(Ord. No. 1897, 12/7/1989)**
- (f) Prospecting, claiming, and preliminary geophysical investigations for natural resources, including oil, gas, geothermal or other mineral resources.
- (g) Uses which are minor additions or alterations to existing uses or structures permitted by Section 24.6, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- (h) Uses permitted in the “O” district with a minor use permit in Table B, [Article 27](#).

24.6 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case:

- (a) Uses permitted in Sections 24.4 and 24.5 when not in compliance with the performance standards set forth in [Article 41](#).
- (b) The removal of vegetation or natural materials, or grading for purposes other than agriculture or forest management specifically permitted in Section 24.4(a) or (b) that could defeat the purpose of this district.
- (c) Private recreation facilities of an active nature such as ball fields, golf courses, tennis courts, recreation centers, swimming pools, beaches, restrooms and other similar uses not materially different, when set aside as open space, in any private development.
- (d) Private hunting clubs on parcel(s) containing between forty (40) acres and one hundred (100) acres.
- (e) Lumber mills incidental to those uses specifically permitted in Section 24.4(b).
- (f) Public and private campgrounds.
- (g) Uses permitted in the “O” district with a major use permit in Table B, [Article 27](#).

SEC. 21-24.10 DEVELOPMENT STANDARDS.

24.11 Minimum lot size:

- (a) Federal and state lands: Ninety (90) acres.
- (b) County lands: Six thousand (6,000) square feet.
- (c) Privately owned or permanently dedicated lands in open space: As existing for the lot of record at the time the lot is rezoned “O”.

24.12 Minimum average lot width: None.

24.13 Maximum length to width ratio: None.

24.14 Maximum lot coverage: None.

24.15 Minimum yards:

- (a) Front yard: Thirty (30) feet from lot line, or fifty-five (55) feet from the centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Twenty-five (25) feet from lot line.
- (c) Side yard: Fifteen (15) feet from lot line.
- (d) Accessory uses: The above yards shall apply.

24.16 Maximum height: Thirty-five (35) feet.

24.17 Parking: As provided in [Article 46](#).

24.18 Signs: As provided in [Article 45](#).

24.19 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)